



HILL SIDE ROAD,
BINGLEY, BD16 4BW
£179,950

2 Bedroom House

LINLEY &
SIMPSON

CALLING FIRST TIME BUYERS! This newly MODERNISED house has had no expense spared and is ready to move into. **YOU NEED ONLY BRING YOUR TOOTHBRUSH** as everything else has been done for you from wiring, to a new boiler, décor and carpets throughout, including a GARDEN OFFICE/ HOME BAR!

Bingley is a very sought after town steeped in history and is surrounded by quaint villages which architecturally haven't been altered for hundreds of years. Bingley houses several Ofsted 'outstanding' schools and attracts a wide range of residents, ranging from first time buyers looking to get on the property market in an area which typically holds its value very well all the way to families and elderly buyers looking for that Yorkshire country lifestyle without having to go too far from the city. Bingley is very sought after and should you need any more convincing, have a wander down the bustling high street and maybe stop for a cheeky drink or two.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entrance into this lovely property at the front is via a lovely, brand new composite door which has been installed by the current owner.

LIVING ROOM

Located on the ground floor at the front of the property is the impressive living room. This is a large, open plan room which has been fully re-plastered, re-wired and decorated to a lovely standard. The room is illuminated with a large front facing bay-window which like all of the other windows in the house has had new glass fitted. There is a beautiful electric fire which fits in very nicely in the sleek, modern room.

BREAKFAST KITCHEN

The kitchen is located at the rear of the house and is a lovely, modern room also. New units throughout, re-wire, re-plaster, integrated washing machine, breakfast bar, an electric oven and hob, built in dishwasher and a large rear window and paned rear external door make up just some of the changes made to this now lovely room recently. There is a large storage room/ pantry/ utility space to one side of the kitchen which houses the fridge freezer; this is a very handy space and could be used a number of different ways.

GARDEN OFFICE

Located in the rear garden is a fantastic garden office/ home bar. This is an impressively large room and could be used a number of different ways, but there is power and light within it making it a very nice versatile room.

FIRST FLOOR

MASTER BEDROOM

The master bedroom is a large double bedroom which is located to the front of the first floor. There is a large front facing window which illuminates the large room very nicely.

SECOND BEDROOM

The second bedroom is located at the rear of the first floor. This is a good sized bedroom and is by no means a 'Box' room. The second bedroom also has a lovely view of the garden.

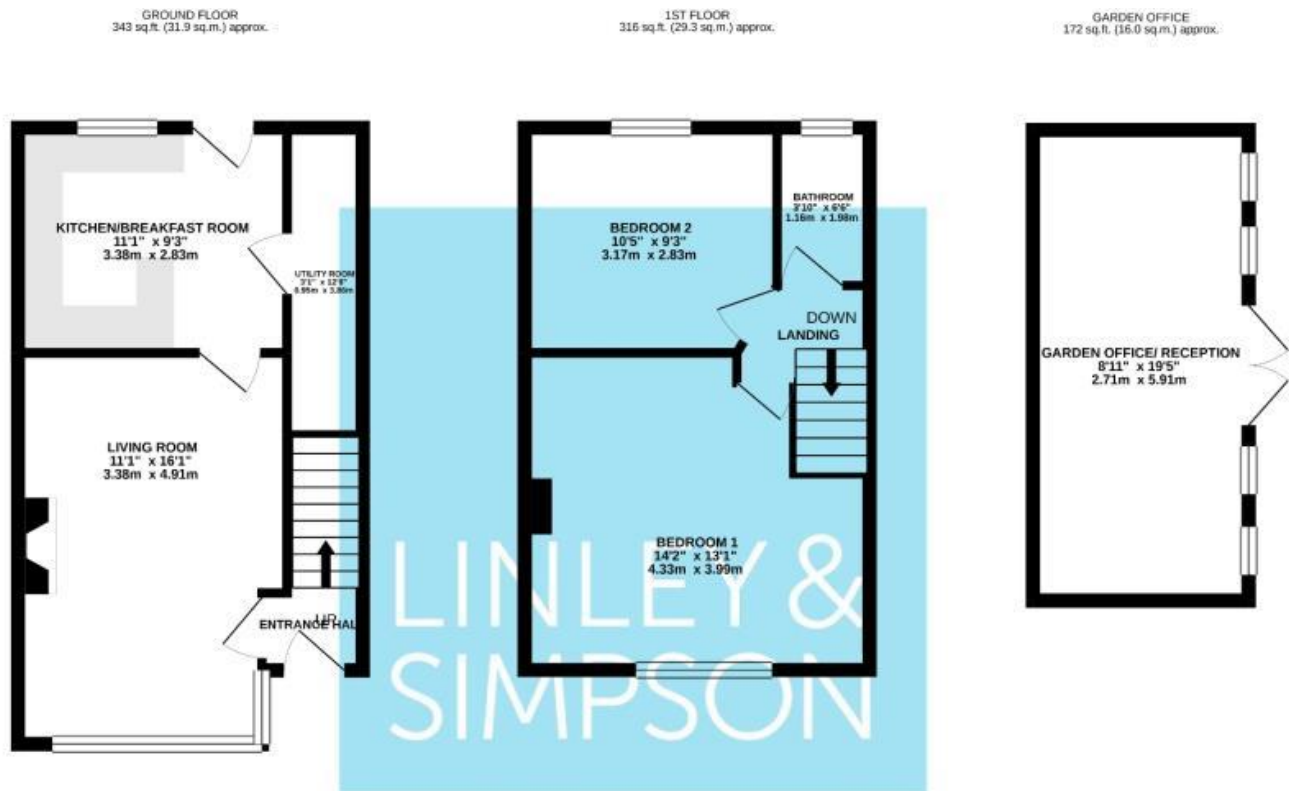
HOUSE BATHROOM

The house bathroom is also located on the first floor and has a brand new white three-piece suite including a bath with over-head shower, toilet and a nice, large hand wash basin with white gloss vanity unit underneath.

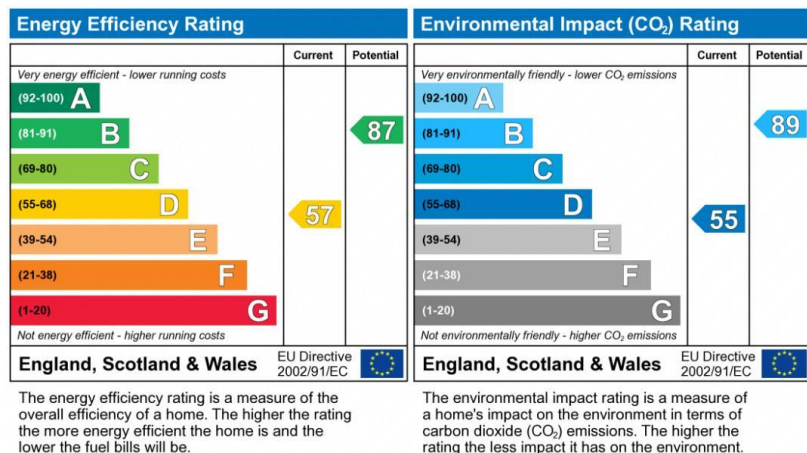
EXTERIOR

Externally to the front of the house is a modest yard which acts as a barrier between the house and the road. To the rear of the property is a fantastic rear garden which has lovely decking for entertaining, and behind the decking there is the home office. At the rear of the house there is a brand new concrete half garage/ store room for additional outside storage and very rare for this area and style of house, there is a private driveway at the end of the rear garden which is owned by this house!





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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